



City of Greenville

Notice of Administrative Decision for Application # CU 15-719

This public notice is mailed to property owners within 300 feet of the subject property

Property Address: 311 E WASHINGTON ST (TMS#: 004300-06-00500)

Application: Conditional Use Permit to establish a bar in the C4, Central Business District

Decision: Approved with Conditions

Conditions:

- 1) The Conditional Use Permit is limited to the Applicant, David Stone, Jr, as owner of Swansons Warehouse, LLC and the business known as "Swansons," and is not transferrable.
- 2) Operation of the establishment shall substantially conform to the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the Conditional Use Permit.
- 3) The establishment, as proposed, shall be a bar as defined by City Code, serving beer and wine only (no liquor), with live music entertainment, and shall close by midnight. The daily hours of operation may be variable, but shall be limited to the following time frames :
 - a. Monday thru Wednesday 6 PM until 10 PM
 - b. Thursday and Friday 6 PM until 12 Midnight (no outdoor use after 10 PM)
 - c. Saturday 10 AM until 12 Midnight (no outdoor use after 10 PM)
 - d. Sunday 10 AM until 10 PM
- 4) The establishment shall be located on a portion of the property; however, the primary use of the property is auto service. Specifically, Swansons will be located within approximately 2,300 square feet of the existing warehouse building having direct access from N Irvine St, and within the outdoor paved area at the corner of N Irvine St and E Washington St.
- 5) If and when the auto service use leaves the site, the property will be subject to landscaping and other requirements of the Land Management Ordinance (Chapter 19, City Code), based on the use of the property at that time.
- 6) The outdoor seating and stage area shall consist of temporary / moveable furniture and shall be located within an area of approximately 1,500 sf adjacent to the building; the remainder of the paved area may be used for parking or food trucks (no seating). The outdoor area shall only be used during the hours of business operation and no later than 10 PM. Seating, stage equipment, signage, and other items related to the business shall be stored inside the building when the business is closed.
- 7) Alcoholic beverages are prohibited in the outdoor area at all times.
- 8) Exterior sound amplification is prohibited. Outdoor live entertainment, limited to no more than two (2) acoustic musicians, or background recorded music, is permitted between 6 PM and 10 PM on Thursdays, Fridays, and Saturdays only. Live or recorded percussion and low-frequency (bass) levels are prohibited outdoors.
- 9) All interior sound amplification shall be directed toward the interior of the building. Exterior doors and windows shall remain closed except to provide ingress and egress between the hours of 10 PM and 12 AM.

- 10) Operation and maintenance of the facility, regardless of the hours permitted to be open to the public, shall comply with the Noise Ordinance, Sec. 16-91 of the City Code.
- 11) Maximum occupant capacity of the establishment shall be approved by the Building Codes department. The Applicant shall designate staff at all ingress / egress points to be responsible for monitoring the occupant capacity of the building and the flow of patrons between indoor and outdoor areas.
- 12) Up to four special events per calendar year may be allowed, approximately 90 days apart and each requiring a temporary use permit to accommodate activity otherwise restricted by this conditional use permit.
- 13) At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of this Permit, the City Code, and the applicable SC Code of Laws and Regulations. Operation of the business shall comply at all times with the provisions of the State Alcoholic Beverage Control Act and the Regulations of the Department of Revenue.
- 14) The Applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the "Merchant Education / Server Training" Program offered by the Phoenix Center or comparable program offered by other vendor(s) approved by the Greenville Police Department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the Administrator and the Greenville Police Department. Current personnel shall receive training within ninety (90) days of the date of the granting of a Conditional Use Permit and future personnel shall receive training within thirty (30) days of hiring.
- 15) Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations and shall be enforced by proprietors.
- 16) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed 10/12/15 the Applicant, Stone Property, requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit*; Section 19-4.1, *Table of Uses*; and Section 19-4.3.3, *Use Specific Standards*, of the Greenville City Code to establish a bar in the C-4, Central Business District. Notice was mailed to property owners within 300 feet of the subject property on October 16, 2015. The Applicant met with the Technical Advisory Committee on October 19, 2015 and February 16, 2016.

Findings:

- The Technical Advisory Committee made sufficient findings to recommend approval of the permit, subject to the conditions enumerated above and the Report of the Technical Advisory Committee.
- The use complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of Section 19-4.3, *Use Specific Standards*.
- The infrastructure capacity is adequate to serve the conditional use.
- The use complies with the standards for granting a special exception:

The use is consistent with the comprehensive plan. The Central Business District is intended to preserve downtown Greenville as the city's center accommodating a unique, high-intensity mix of office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential uses. The Swansons establishment will activate part of an existing warehouse structure that is currently underutilized. The future use of the entire site after the auto service facility moves is undetermined.

The conditions of the permit are intended to ensure that the use maintains compatibility with the character of surrounding lands, which currently provide a mix of office, government, institutional, and residential uses and some large surface parking lots. The property is currently occupied by an auto service business which will use the outdoor paved area at the corner of E Washington St and N Irvine St during the daytime, whereas the same outdoor area is permitted to be used for Swansons during certain evenings until 10 PM with a temporary stage, seating, and food trucks (no alcohol). The bar will occupy a portion of the warehouse that faces commercial offices on N Irvine Street. The remainder of the building will visibly shield the use from Church Street. Swansons is described to become a casual hangout and venue for self-promoting bands rather than a more typical bar atmosphere with regular hours and a wide selection of alcoholic beverages. Parking owned by the business owner will be available in three separate off-street locations within a two-block area.

Adverse impacts associated with the design of the use, which may include noise, odors, or loitering in surrounding neighborhoods, are intended to be addressed by the conditions enumerated above.

- Public comment letters were received from surrounding property owners, stating concerns with noise and safety in satellite parking areas and areas used by nearby residents. There was also concern that the architectural design and signage was not addressed.

Appeal:

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

Conditional Use Permit:

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

General Information:

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.

Nathalie Schmidt

Nathalie Schmidt, AICP
Development Planner

4/18/2016

Date



**CONDITIONAL USE PERMIT
CITY OF GREENVILLE, SOUTH CAROLINA**

*A copy of this permit must be kept on premises at all times, available to City inspectors.
For more information, contact the Planning and Development office at City Hall, 864.467.4476.*

This Conditional Use Permit (CU 15-719) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code, Sections 19-2.3.6, *Conditional Use Permit*, 19-4.1, *Table of Uses*, and 19-4.3.3, *Use Specific Standards*:

BAR

Property location: **311 E WASHINGTON ST (TMS#: 004300-06-00500)**

Conditions:

- 1) The Conditional Use Permit is limited to the Applicant, David Stone, Jr, as owner of Swansons Warehouse, LLC and the business known as "Swansons," and is not transferrable.
- 2) Operation of the establishment shall substantially conform to the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the Conditional Use Permit.
- 3) The establishment, as proposed, shall be a bar as defined by City Code, serving beer and wine only (no liquor), with live music entertainment, and shall close by midnight. The daily hours of operation may be variable, but shall be limited to the following time frames :
 - a. Monday thru Wednesday 6 PM until 10 PM
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- 4) The establishment shall be located on a portion of the property; however, the primary use of the property is auto service. Specifically, Swansons will be located within approximately 2,300 square feet of the existing warehouse building having direct access from N Irvine St, and within the outdoor paved area at the corner of N Irvine St and E Washington St.
- 5) If and when the auto service use leaves the site, the property will be subject to landscaping and other requirements of the Land Management Ordinance (Chapter 19, City Code), based on the use of the property at that time.
- 6) The outdoor seating and stage area shall consist of temporary / moveable furniture and shall be located within an area of approximately 1,500 sf adjacent to the building; the remainder of the paved area may be used for parking or food trucks (no seating). The outdoor area shall only be used during the hours of business operation and no later than 10 PM. Seating, stage equipment, signage, and other items related to the business shall be stored inside the building when the business is closed.
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- 10) Operation and maintenance of the facility, regardless of the hours permitted to be open to the public, shall comply with the Noise Ordinance, Sec. 16-91 of the City Code.

- 11) Maximum occupant capacity of the establishment shall be approved by the Building Codes department. The Applicant shall designate staff at all ingress / egress points to be responsible for monitoring the occupant capacity of the building and the flow of patrons between indoor and outdoor areas.
- 12) Up to four special events per calendar year may be allowed, approximately 90 days apart and each requiring a temporary use permit to accommodate activity otherwise restricted by this conditional use permit.
- 13) At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of this Permit, the City Code, and the applicable SC Code of Laws and Regulations. Operation of the business shall comply at all times with the provisions of the State Alcoholic Beverage Control Act and the Regulations of the Department of Revenue.
- 14) The Applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the "Merchant Education / Server Training" Program offered by the Phoenix Center or comparable program offered by other vendor(s) approved by the Greenville Police Department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the Administrator and the Greenville Police Department. Current personnel shall receive training within ninety (90) days of the date of the granting of a Conditional Use Permit and future personnel shall receive training within thirty (30) days of hiring.
- 15) Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations and shall be enforced by proprietors.
- 16) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

Nathali Schmidt

ISSUED THIS 18th DAY OF April, 2016.

PLANNING & DEVELOPMENT DIVISION

Conditional Use Permit CU 15-719



Application # 0015-719 Fees Paid _____
Date Received: 10-12-2015 Accepted by _____
Date deemed complete _____ App Deny Conditions _____

APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
NAME:	Stone Property	Tribros, LLC & Black-Barnwell, LLC
ADDRESS:	13 N. Irvine Street	213 Mcdaniel Ave
	Greenville, SC 29601	Greenville, SC 29601
PHONE:	(864)233-4440 (271-4442)	
FAX:		
EMAIL:	davejrstoneprop@gmail.com	

PROPERTY INFORMATION

STREET ADDRESS: 311 E. Washington Street

TAX PARCEL #: 0043000600500

ZONING DESIGNATION: C-4 ACREAGE .546

REQUEST

CODE SECTION AUTHORIZING CONDITIONAL USE: _____

DESCRIPTION OF REQUEST: Operate a facility that sells beer and wine.

(Bar)

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be submitted to the planning and development office during normal business hours.
2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional uses that serve alcohol, the applicant must also submit the requirements for the Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor.

4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

5. You must attach the required application fee: \$250.00

6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity

_____ of Stone Property

APPLICANT

DATE

PROPERTY OWNER

DATE

_____ of Tribros, LLC/Black-Barnwell, LLC

Applicant Response To
Section 19-2.3.8(D), Standards - Conditional Use Permit

(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of Section 19-4.3, Use Specific Standards.

This facility is in a corridor of town that is occupied by a majority of office type businesses that operate during normal business hours of 8-5 monday through friday. It is an establishment that will be occupied during evening hours. It is located far from residences with ample parking in close proximity.

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

As an existing building, the infrastructure already in place will satisfy necessary requirements for this locations change in use and occupancy classification.



ZONING COMPLIANCE APPLICATION
ESTABLISHMENTS SERVING BEER, WINE, OR LIQUOR

Stone Property

APPLICANT
13 N. Irvine Street

MAILING ADDRESS 1
Greenville, SC 29601

MAILING ADDRESS 2
office@stoneprop.com

EMAIL
(864)233-4440

PHONE

SIGNATURE OF APPLICANT *[Signature]* DATE

Tribros, LLC & Black-Barnwell, LLC

PROPERTY OWNER
213 Mcdaniel Ave

MAILING ADDRESS 1
Greenville, SC 29601

MAILING ADDRESS 2

EMAIL

PHONE

SIGNATURE OF OWNER OR AGENT DATE

PROPERTY INFORMATION

311 E. Washington Street

ADDRESS

TMS #

C-4

ZONING DISTRICT DESIGNATION

DESCRIPTION OF PROPOSED USE

Provide details for each of the following, as applicable:

OPERATING PLAN.

- 1) TYPE OF USE (RESTAURANT, NIGHTCLUB, EVENT VENUE, ETC.)
- 2) DAYS AND HOURS OF OPERATION
- 3) STAFFING SCHEDULE
- 4) KITCHEN EQUIPMENT SCHEDULE
- 5) MENU AND HOURS OF FOOD SERVICE
- 6) PARKING FOR CUSTOMERS AND EMPLOYEES
- 7) DESIGNATED SMOKING AREA
- 8) TYPE OF ENTERTAINMENT AND DURATION
- 9) CLOSING / "LAST CALL" PROCEDURES

SECURITY PROCEDURES.

- 1) NUMBER AND TYPE OF DESIGNATED SECURITY STAFF
- 2) TRAINING / CERTIFICATION OF STAFF
- 3) SPECIFIC DUTIES / RESPONSIBILITIES OF STAFF
- 4) ENTRY / EXIT / RE-ENTRY PROCEDURES
- 5) CROWD MANAGEMENT
- 6) CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

SEATING PLAN.

- 1) PROVIDE A FLOOR PLAN, DRAWN TO SCALE, BY A REGISTERED SOUTH CAROLINA ARCHITECT. THE PLAN MUST DEMONSTRATE THE PROPOSED OCCUPANCY WITH CALCULATIONS BASED ON THE CURRENT ADOPTED BUILDING CODE.
- 2) **SCHEDULE A FEASIBILITY INSPECTION OF THE PROPERTY: 864.467.4457**

BUSINESS PLAN.

- 1) BUSINESS PLAN SUMMARY: TARGET AUDIENCE, THEME, OBJECTIVES / GOALS
- 2) PROJECTED REVENUE: % ALCOHOL VS. FOOD SALES
- 3) FEES FOR ENTRY / MEMBERSHIP / ENTERTAINMENT
- 4) STATUS OF CITY BUSINESS LICENSE APPLICATION
- 5) STATUS OF SCDHEC 'RETAIL FOOD ESTABLISHMENT' PERMIT, IF APPLICABLE
- 6) STATUS OF ABL-901 APPLICATION TO SC DEPARTMENT OF REVENUE
- 7) PROVIDE DOCUMENTATION THAT SLED REQUIREMENTS HAVE BEEN MET

PROVIDE A RESPONSE FOR EACH OF THE FOLLOWING:

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

As laid out in priority principles for growth, citizens expressed the interest in urban development to efficiently use existing infrastructure. This building takes advantage of an existing building along an existing road within the main urban center of Greenville. Additionally as referred to in The Reality Check exercise, citizens expressed interest in development within the urban areas of Greenville county through support of compact development.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN *SECTION 19-4.3, USE SPECIFIC STANDARDS.*

The location of this establishment is 350' away from the closest residential property, traffic will be in close proximity and directed away from that vicinity.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

Currently the building is serving as a storage facility in a commercial corridor. The conversion of this facility into one that serves as a social space will increase the amount of community participation in the vicinity, increasing potential customers for neighboring businesses. The facility is located far from residential buildings and is in an area that will be mostly vacant while this facility is in operation.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

This facility will operate after normal business hours. It is located where neighboring buildings are vacant in the evenings and weekends when this business will be most active. The applicant will instill methods to keep noise levels as described in the Municipal Code.

MEET WITH THE TECHNICAL ADVISORY COMMITTEE

Applications for Zoning Compliance will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments and appointed by the City Manager:

- | | |
|----------------------------------|------------|
| - Building Codes and Inspections | - Police |
| - Business Licensing | - Fire |
| - Economic Development | - Planning |
| - Public Information and Events | - Legal |

The Technical Advisory Committee convenes once-a-month to meet with Applicants and review Conditional Use Permit applications that may be granted by the Zoning Administrator. This process promotes a more comprehensive understanding of the Applicant's proposal, which in turn conveys a more comprehensive understanding of the multiple Departments' operating requirements and expectations.

The Applicant, Business Owner, and Property Owner (if different) are required to attend a regularly scheduled TAC meeting prior to granting a Conditional Use Permit. Managers and anyone involved in operating the business are also encouraged to attend. The meeting date, time, and exact location within City Hall will be confirmed upon submittal of this application to the Planning and Development office on the 5th floor of City Hall.



October 12, 2015

Greenville Planning and Development
206 S. Main Street
Greenville, SC 29601

Johnston Design Group, LLC

314 LLOYD STREET
GREENVILLE, SC
29601
PH: 864.250.0701
FX: 864.250.0306

johnstondesigngroup.com

Re: Swanson's – A Bar/Club

Planning and Development,

Below is a summary of the items requested for inclusion within the Zoning Compliance Application for Establishments Serving Beer/Wine:

Operating Plan

1. **Type of Use:** A Bar/Club
2. **Days and Hours of Operation:**

Monday thru Wednesday:	6 PM to 10 PM
Thursday thru Friday:	6 PM to 12 AM
Saturday:	10 AM to 12AM
Sunday:	10 AM to 10 PM
4 annual charitable events (1 per each season of the year)	6 PM to 2:00 AM
3. **Staffing Schedule:** the applicant for this packet will be on site during any operation of the establishment until a qualified manager can share duties and eventually take over management but the applicant will still be heavily involved in the standards it will hold its staff to.
4. **Kitchen Equipment Schedule:** N/A
5. **Menu and hours of food service:** N/A
6. **Parking for Customers and Employees:** 75 parking spaces are available for employees and patrons during Swanson's hours of operation. During normal business hours 8 AM to 5:30 PM parking spaces will be used for businesses that Stone Property Management manages in the surrounding area. (Parking Layout/Property Boundary Attached).
7. **Designed Smoking Area:** N/A
8. **Type of Entertainment and Duration:** Amplified Music (live and recorded) will end at 10 PM, so as to follow the city's established noise ordinance.
9. **Closing/"Last Call" Procedures:**
 - a. During the week (Sun-Wed) last call will be announced at 9:30 PM and all alcohol sales will end before 10 PM.

- b. During the weekend (Thur – Saturday), last call will be announced at 11:30 PM and alcohol sales will end before 12 AM.
- c. During the 4 Annual Charitable events, last call will be announced 30 before the event's scheduled end time. This end time will be no later than 2:00 AM on the following day.

Security Procedures:

1. **Number and Type of Designated Security Staff:** At all times during business hours, an employee will be tasked with working the front door checking ID's while keeping count of occupancy at the front door and giving out wristbands or marking the back of hands with a stamp, marker or some other sort of marking device that is easily identifiable to employees selling alcohol inside.
At all times during business hours, an employee will be tasked with working the bar, confirming the sale of alcohol only to those who have been marked as over 21 by the door staff.
For any expected large crowds or events, staff will be increased to restrain any potential movement of alcohol out of the building by patrons already inside. This staff will likely include persons hired through an independent event staffing company that includes security (i.e. Liquid Catering).
2. **Training/ Certification of Staff:** All staff will be required to enter the ServSafe(R) training program before being hired. Applicant will be reaching out to Liquid Catering for professional advice as well as utilizing their service for staffing proposes both for security and licensed bartenders.
3. **Specific Duties/ Responsibilities of Staff:** During and after business hours all employees will be responsible for monitoring inside the space and the parking lots. All employees will be required to walk the property and parking lots to visually scan for any issues regarding safety, sound and litter. They will be tasked in seeing that all issues are handled in a professional manner to not disturb any surrounding neighbors.
4. **Entry/Exit/ Re-Entry Procedures:** A hired employee will be tasked with checking ID's while keeping count of occupancy at the front door and giving out wristbands or marking the back of hands with a stamp, marker or some other sort of marking device that is easily identifiable to employees selling alcohol inside.
5. **Crowd Management:** At the interior, the stage will be a mobile so that it may be located as an entrance buffer for crowd management and access control. It will separate the bar seating area from the open floor space or standing room (see attached seating plans). Since we will be closing 2 hours earlier than most bars in the CBD, we anticipate that our patrons will leave the area, either going home or downtown toward other establishments closer to Main Street. After the establishment closes, all employees will walk the property and parking lots to ensure all litter is picked up and to help patrol any issues regarding sound and safety
6. **Crime Prevention Through Environmental Design (CPTED):** Considering that Stone Property Management manages and owns several surrounding

properties in the area it is our responsibility to not only take care of the property but to keep it's tenants happy. We do not wish to see or deal with unruly patrons damaging and/or littering our neighborhood. CPTED Methods to be used include '*Natural Surveillance and Maintenance*'. We will be installing surveillance cameras throughout the interior as well as the exterior to help prevent any such occurrence. Signs will be posted, cameras will be visible, and lights will be added to help deter these problems. The applicant's Office is located across Irvine Street from this location and will be heavily involved in its operation and upkeep. Renovations to the building will include vision panels in doorways, also included to enforce CPTED methods.

Seating Plan

1. **Provide a floor plan, drawn to scale by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code:** (Seating Plans Attached)
2. **Schedule A Feasibility Inspection of the Property:** This has been already been performed by the building owner and the City of Greenville officials.

Business Plan

1. **Business Plan Summary: Target Audience, Theme, Objectives/Goals:**
Swanson's desires to operate a section of unused warehouse space that is currently managed by Stone Property Management. The best way to describe our business model is to make reference to several examples of businesses already in Greenville; Swanson's will be like Smileys, offering open mic nights and live music while primarily giving a place to local musicians for easy opportunities to play and practice in front of an audience; Swanson's will simultaneously be like The Community Tap, offering a place to congregate after work and enjoy local craft beer within an open, laid back, and friendly environment for unwinding.

Swanson's intends to provide open space for local food trucks. With ample parking space and an allotment of area right at the entrance door, food trucks will find that they are welcome during Swanson's business hours. This food truck relationship will add to the flare of Swanson's, and will sync well with the sort of patron that Swanson's intends to attract.

Swanson's wants to bring attention to the musical talent of Greenville while promoting the arts. This is a demand that our city has failed to supply, since The Handlebar closed its doors in 2014. Hopefully the end result will be the export of more homegrown artists. By scheduling with local musicians and food trucks, Swanson's will provide a locally oriented musical hangout, with the primary goal of sharing the best of Greenville to its residents and tourists.

2. **Projected Revenue: % Alcohol vs. Food Sales: N/A**
3. **Fees for entry/ Membership/ Entertainment: Charitable contribution, and fee that is TBD**
4. **Status of City Business License:** Permit drawings are underway. Once work is complete and building is updated to current standards, Stone Property Management can file for an occupancy permit and business license.
5. **Status of SCDHEC 'Retail Food Establishment' Permit if applicable: N/A**
6. **Status of ABL-901 Application to SC Department of Revenue:** We are Stone Property Management is currently waiting to receive a Sales Tax License Number to apply for Alcohol Beverage License
7. **Provide documentation that SLED requirements have been met:** Upon speaking with SLED personnel, Stone Property Management was informed to complete all required state documents before having a member of SLED preform an inspection. These are in progress.

Sincerely,
Johnston Design Group, LLC

SWANSON'S

GREENVILLE
SOUTH CAROLINA

JOHNSTON DESIGN GROUP, LLC

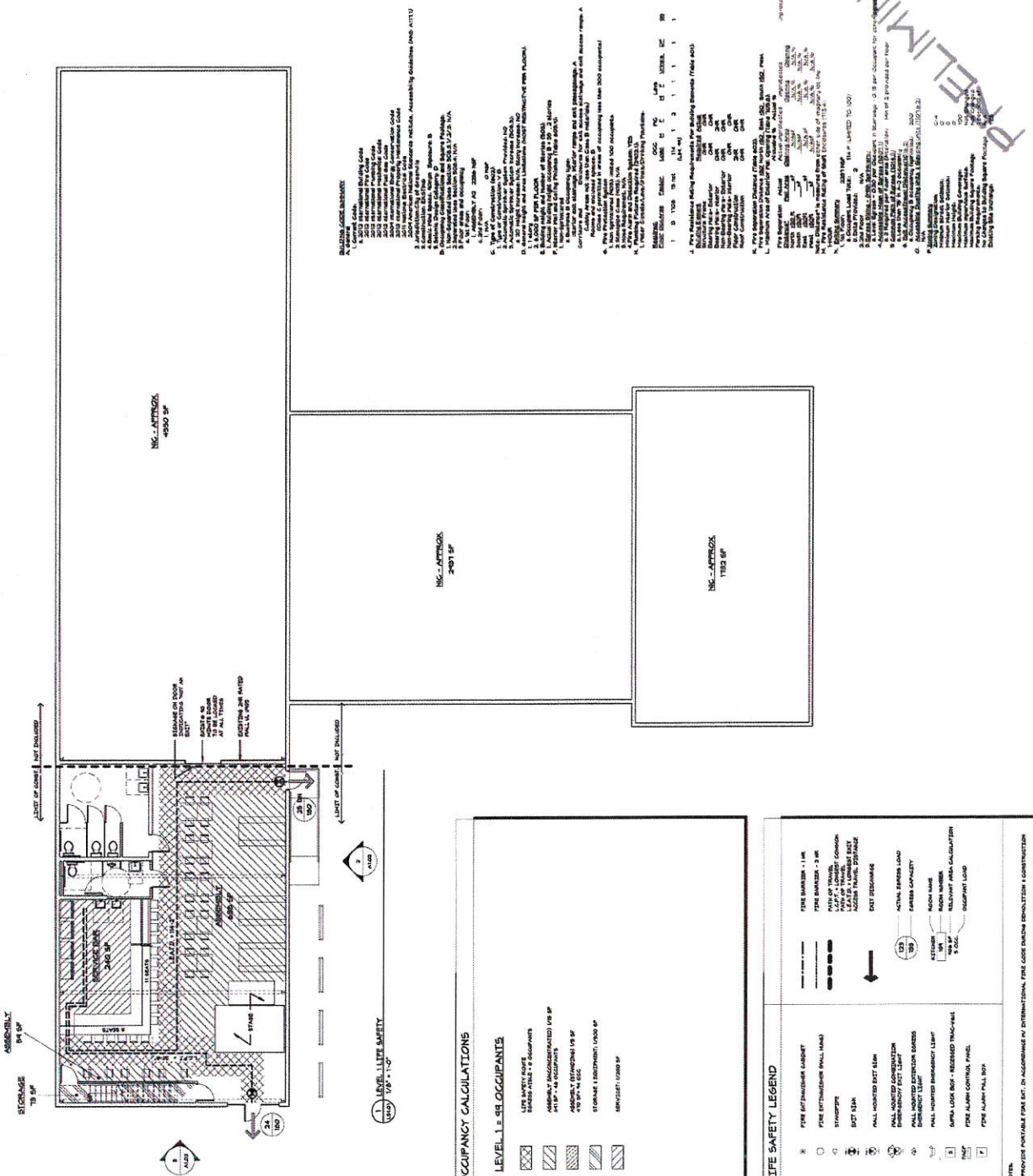
14 Lloyd Lane
Greenville, SC 29611
Phone: 864.688.8888
Fax: 864.688.8888
johnstondesigngroup.com

**BUILDING CODE
SUMMARY**

LS1.01

Commission: Project Name
Date: 1/23/2013 2:14:19 PM
Drawn By: AWW
Checked By: CWW

Revisions:	N	Issued	By	Description
1	1			
2	2			
3	3			
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BUILDING CODE SUMMARY

1. General Code
2. International Building Code
3. International Fire Code
4. International Mechanical Code
5. International Plumbing Code
6. International Electrical Code
7. International Energy Conservation Code
8. International Fire Prevention Code
9. International Life Safety Code
10. International Fire Alarm and Signaling Code
11. International Fire Department Access Code
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OCCUPANCY CALCULATIONS

LEVEL 1 = 98 OCCUPANTS

Room	Area (sq ft)	Occupancy
STORAGE	78 sq ft	10
ASSEMBLY	94 sq ft	10
KITCHEN	240 sq ft	10
DINING	240 sq ft	10
LIVING	240 sq ft	10
BATH	240 sq ft	10
CL. (CLOSET)	240 sq ft	10
STAIRS	240 sq ft	10
ENTRY	240 sq ft	10
REAR PORCH	240 sq ft	10
FRONT PORCH	240 sq ft	10
TOTAL	1,440 sq ft	98

LIFE SAFETY LEGEND

Symbol	Description
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AVAILABLE PARKING FOR MOBILE FOOD TRUCKS

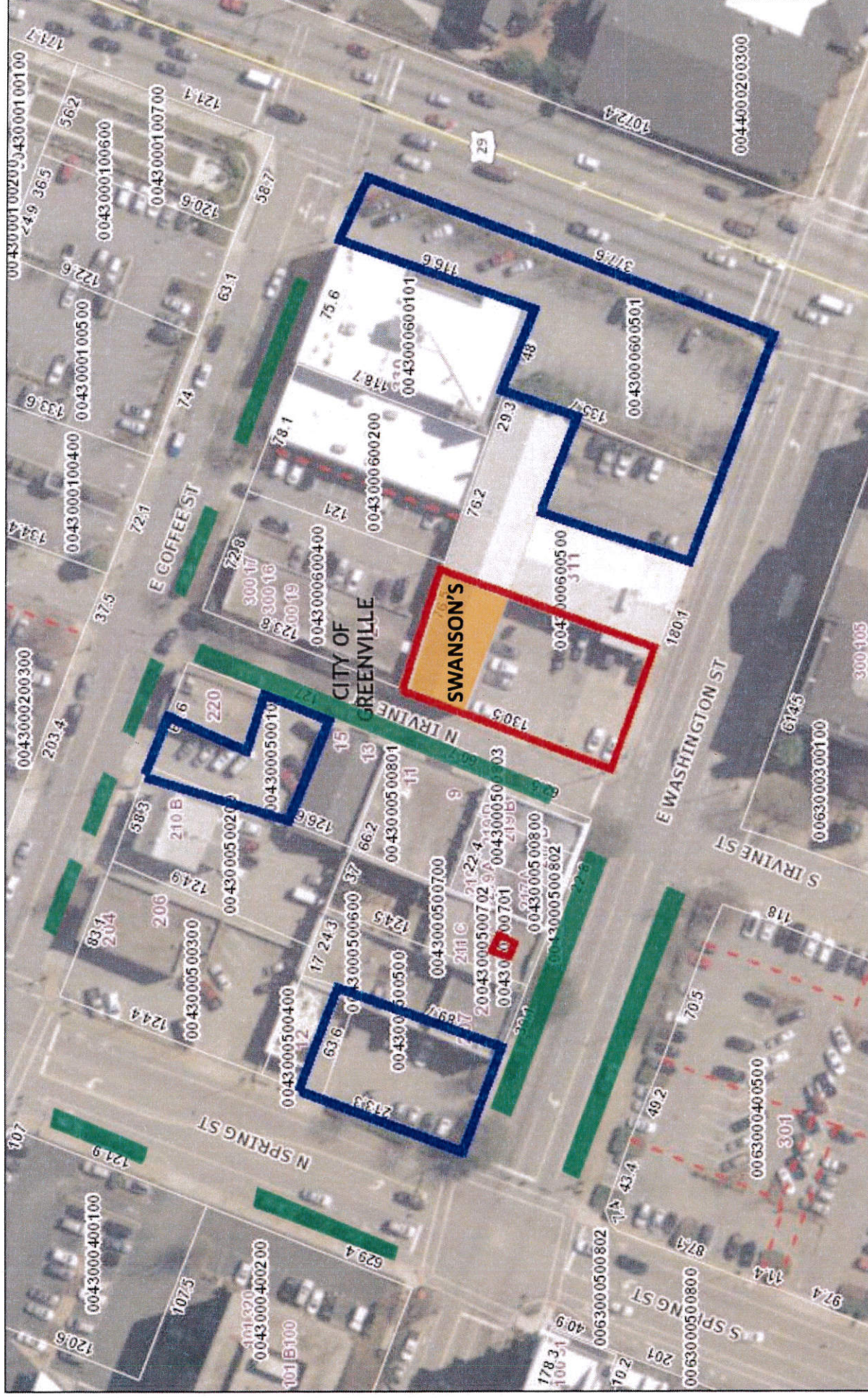
PICNIC TABLE AND BENCHES

RESERVED FOOD TRUCK PARKING

TEMPORARY BARRICADE

TEMPORARY STAGE AS APPROVED

Greenville County, SC



PARKING PLANNING MAP FOR SWANSON'S

IMMEDIATE PARKING TO SWANSON'S

NEIGHBORING LOTS CONTROLLED BY OWNER OF SWANSON'S AND AVAILABLE DURING OPERATING HOURS

STREET SIDE METERED PARKING BY CITY